

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board**

Held on: June 22, 2006 at 6:00 p.m.

**One City Hall Plaza
Manchester, NH 03101
(603) 624-6450**

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**MANCHESTER PLANNING BOARD
BUSINESS MEETING**

Thursday, June 22, 2006 – 6:00 p.m.

City Hall, Third Floor – Aldermanic Chambers

I. ADMINISTRATIVE MATTERS: (See Enclosed)

1. Approval of Minutes of Meetings held on April 27, 2006 & May 11, 2006.

II. REGULATORY MATTERS:

(Tabled Items)

2. S-11-2006 Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 sq. ft. single family building lot – Daniel Young for Wendy & Michael Becker
Public Hearing: Mar. 09, 2006 [Remain on Table]
3. S-35-2005 Property located at 65 Lewis Street, an application to subdivide property into two (2) lots – Duval Survey, Inc. for Michael & Mary Card
Public Hearing: May 11, 2006 [Remain on Table]
4. SP-12-2006 Property located at 21 South Elm Street, an application for site plan approval for the construction of an eight (8) unit townhouse dwelling with on-site parking – Northpoint Engineering for Dream Homes of New England
Public Hearing: April 13, 2006 [Withdrawn by applicant]
5. CU-12-2006 Property located at 386 Union Street, an application for a conditional use permit to allow a proposed laundromat use of the property – KNA for Stephen Joseph and Assoc.
Public Hearing: May 11, 2006
- SP-11-2006 Property located at 386 Union Street, an application for site plan approval for construction of a 4,000 sq. ft. one-story building for use as a commercial laundromat - KNA for Stephen Joseph and Assoc.
Public Hearing: May 11, 2006 [Remain on Table]
6. SP-15-2006 Property located at 70 Keller Street, an application for site plan approval for the

construction of a 31,109 sq. ft. two-story automobile dealership, with parking, vehicle display and storage areas

HTA, Consulting Engineers for Team Nissan

Public Hearing: May 11, 2006

[Staff Report]

CU-17-2006 Property located at 70 Keller Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for auto sales and service establishment – HTA for Team Nissan

Public Hearing: May 11, 2006

7. PD-04-2006 Property located on Dunbarton Road, an application to create a planned development with the construction of seven (7) single family dwelling units – TF Moran, Inc., for Sandy Hills Realty, LLC

Public Hearing: May 11, 2006

[Staff Report]

8. PD-05-2006 Property located at 1055 Bridge Street, an application to create a planned development by construction of five (5) single family dwellings – CLD, Consulting Engineers for Janice & Frank Hobbs

Public Hearing: May 11, 2006

[Staff Report]

(Current Items)

9. S-21-2006 Property located at 89 Elmhurst Avenue, an application to subdivide property to create one (1) new duplex building lot – Joseph M. Wichert, LLS for Corey P. Joy

[Recommendation]

10. S-22-2006 Property located at 157 Mission Avenue, an application to subdivide property to create one (1) new single family building lot – Joseph M. Wichert, LLS for Kimberly Dumont

[Recommendation]

11. SP-14-2006 Property located at 9050 S. Willow Street, an application for site plan approval for construction of a 3,950 sq. ft. two-story building addition for wholesale display – KNA for Amber Cauge Holdings, LLC (Oak Design)

[Recommendation]

III. OTHER BUSINESS ITEMS:

12. M-08-2006 An application by Sandra L. Cox for the voluntary merger of two (2) contiguous parcels at 1802 Candia Road, TM 493, Lots 21 & 22.

13. Review of new applications for determination of Regional Impact.

14. Any other business items from Staff or Board.